

TOWN OF SULLIVAN PLANNING BOARD – SEPTEMBER 7,2021 – PUBLIC HEARING
LINDA/HERBERT CARTER (DEB/TIM WILKE) – 8982 HAMILTON BROWN ROAD –
BRIDGEPORT - TWO LOT SUBDIVISION SLB 3-3-77.11

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

No one spoke for or against this two- lot subdivision on Hamilton Brown Road.

A motion was made by Paul Jasek and seconded by John Ceresoli to close the hearing. All in favor.

PUBLIC HEARING – GAIL HARRINGTON – 1009 CHESTNUT RIDGE ROAD – ONE LOT
SUBDIVISION SLB 24.-4-20.1

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Ms. Harrington stated that they are dividing .7 acres from their property to sell to a neighbor making her property 1.369 acres.

No one spoke for or against this one-lot subdivision at 1009 Chestnut Ridge Road.

A motion was made by Sherry Menninger and seconded by Dave Allen to close the hearing. All in favor.

PUBLIC HEARING – JOEL ARSENAULT- (BRUNO ASSOCIATES) – DEERFIELD RD.,
/KIMBERLEE DR. -AMEND FOUR LOT SUBDIVISION

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Mr. Arsenault plans to subdivide 20+/- acres into four one-acre parcels to be annexed to the adjacent existing tax parcels. No one spoke for or against this amendment to a four-lot subdivision on Deerfield Drive.

Mr. Arsenault did not appear for the hearing. A motion was made by Paul Jasek and seconded by Dave Allen to table the hearing until his return. All in favor.

PUBLIC HEARING – BENSON PROPERTY – SALT SPRINGS ROAD – ONE LOT
SUBDIVISION – SLB 48.-1-28.11 (LOT #11 – 32.3 ACRES

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Bob Benson and his niece appeared before the Board representing John Benson for a one lot subdivision of raw land. (Lot #11) of 32.3 acres. At this point there is no plan to build on this property but it was suggested that road cuts be placed on the map for possible future development.

No one spoke for or against this one lot subdivision on Salt Springs Road.

A motion was made by Dave Allen and seconded by John Ceresoli to close the hearing. All in favor.

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – SEPTEMBER 7, 2021

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer.

A motion was made by Dave Allen and seconded by Sherry Menninger to accept the minutes of the August 3, 2021 and August 26, 2021 meetings. All in favor.

PUBLIC HEARING -LINDA CARTER (DEB/TIM WILKE) – HAMILTON BROWN ROAD – TWO LOT SUBDIVISION SLB 3-3-77.11

The Board found no problem with this two-lot subdivision on Hamilton Brown Road.

A motion was made by Paul Jasek and seconded by John Ceresoli to approve this two- lot subdivision on Hamilton Brown Road. All in favor.

PUBLIC HEARING – GAIL HARRINGTON –1009 CHESTNUT RIDGE ROAD – ONE LOT SUBDIVISION SLB 24-4-20.1

The Board found no problems with this one lot subdivision. The meets and bounds of this lot must be meld into the original lot and there will be one tax bill.

A motion was made by Sherry Menninger and seconded by Paul Jasek to accept this one lot subdivision at 1009 Chestnut Ridge Road. All in favor.

PUBLIC HEARING – JOEL ARSENAULT- (BRUNO ASSOCIATES) – DEERFIELD DRIVE AMEND FOUR LOT SUBDIVISION SLB

A motion was made by Paul Jasek and seconded by Sherry Menninger to reopen the hearing. Mr. Arsenault appeared before the Board. The new additions to property must be melded into the current lots. A motion was made by John Ceresoli and seconded Paul Jasek to approve this four- lot re-subdivision. The map is dated July 28, 2021 and completed by Cole Decker.

JOHN BENSON – 1340 SALT SPRINGS ROAD - ONE LOT SUBDIVISION 32 ACRES SLB 48-1-28.11

The Board found no problem with this one lot subdivision on Salt Springs Road.

A motion was made by Dave Allen and seconded by John Ceresoli to approve this one lot subdivision of 32+ acres. If this turns into a residential lot, the DOT needs to be contacted to put in a road cut. All in favor.

JAMIE/RUTH KURYLA 8705 CLARK ROAD, CANASTOATA – AG ZONE – SITE PLAN REVIEW -SLB 10-1-62

Erin Karolla appeared before the Board to discuss the site plan for ground mount solar panels to tie into the existing roof mounted. solar. The existing solar is 40 amps. The height of this panel is approximately 8’ in height. The homeowner would like the panel located where the present garden is located. The trees around this area are not thick but should be enough to not be too visible from any neighbors. There will be no glare. They are putting up 20 panels (two rows of 10).

The Town of Sullivan Planning Board was declared lead agency to the SEQR and a negative declaration was made by Sherry Menninger and seconded by Paul Jasek. The site plan review was also accepted in this motion. All in favor.

SARA HATCH – 1340 SALT SPRINGS AVE – AG ZONE – SITE PLAN REVIEW – 48-1-8 GROUND MOUNT PANELS AG ZONE

Ms. Hatch would like to put in ground mount panels at her home on Salt Springs Road. There will be 56 panels. They will be five feet tall. Ms. Hatch believes they should not be visible from the road. No panels can be located in front yard, or near setbacks. They cannot provide any glare to the roadways. Electric connections must be approved and cabling must be buried.

The panels will be located in her front yard as the back road is wooded. This needs to go to the ZBA because of the front yard mount.

The Town of Sullivan Planning Board was declared lead agency to the short form SEQR and a negative declaration was made by Sherry Menninger and seconded by John Ceresoli. This motion also approved the site plan review for the solar panels upon approval of the ZBA for a variance. All in favor.

KEN KATZENSTEIN – BOLIVAR ROAD – PDD – GRAVEL MINING SLB 32-2-49

Mr. Katzenstein appeared before the Board to discuss the PDD on Bolivar Road. Mr. Katzenstein's lawyer will have all information including the SEQR ready by the next meeting (October 5, 2021). There is a buffer in the DEC permit that should be extended all along the northern boundary. There is a concern about the railroad crossing on his property. Mr. Katzenstein stated that the railroad crossing on his property is in good condition. There is a whistle signal on the crossing. The entrance should be on the north side of the railroad track. The DEC would make that decision. Mr. Katzenstein will return to the October 5, 2021 meeting.

MELISSA HESS – 131 CAYUGA AVENUE, CANASTOTA, 11.37-1-15

Ms. Hess appeared before the Board as she has a pot-bellied pig at her home which is not allowed in her zone. She has a penned in area for the pig. One neighbor sees no problem with having the pig on their property. One neighbor has a problem with the noise the pig makes. She lives some distance from the Hess's. The pig weighs about 130 lbs. The pig is 2 years old. There is a chain linked fence surrounding the pen. The pig is not visible outside the pen. There is shelter for the pig.

A motion was made by Paul Jasek and seconded by Dave Allen to schedule a public hearing for October 5, 2021 at 6:45PM for a special use permit allowing the possession of a pig on the Hess's property in an MR-12 zone. All in favor.

DOLLAR GENERAL – 1458 ROUTE 5 WEST – SPECIAL USE PERMIT – BUSINESS ZONE SLB 48-1-28.11

Dan Griffiths (Griffiths Engineering) appeared before the Board to discuss the erection of a Dollar General at 1458 Route 5 West, Chittenango. It will be in a business zone. Mr. Griffiths presented a preliminary conceptual site plan and discussed this plan with the Board. The owner is proposing a 10,000 sq. ft. building with 36 parking spaces (which may need a variance for the low numbers).

The driveway does not lineup with the driveways across the street. The septic system is in the corner of the property. There will be a stormwater drainage plan. The road has been surveyed. Mr. Griffiths is seeking information on the Board's feeling for the need /desire for such a proposal. Is this a favorable project for the Town.

The Board is concerned for the need for grading at this site. Some stabilization needs to be done. They will do geo-tech to find the feasibility of placing a building at this site.

How will traffic make the move from the Plaza to Dollar General safely?

Barton & Logoudice will need to see this project and sign off on it. This plan needs to go to Madison County Planning for review.

Mr. Griffiths will return to the October meeting.

RICK/MILDRED MCNEELY – 2 LOT SUBDIVISION 1225 SMITH RIDGE ROAD – AG ZONE – SLB 9-2-51.112

Ms. McNeely appeared before the Board regarding a two- lot subdivision at 1225 Smith Ridge Road. A subdivision was completed on 8/31/21. The four lots will be consolidated into two lots. Lot # 3 is going to be divided- one part going to the left and one to the right. This will be a multi-lot consolidation.

A motion was made by Dave Allen and seconded by to declare the Town of Sullivan Planning Board as lead agency and make a negative declaration to the SEQR, no impact. A public hearing will be held on October 5, 2021 at 6:30PM. All in favor.

JEFF MULCAHY 574 FYLER ROAD, KIRKVILLE SLB 23.19-1-13.1 – TWO LOT SUBDIVISOIN (CONNIE & DANIEL GAYE)

Tim Coyer, surveyor, appeared before the Board to discuss a two-lot subdivision at 574 Fyler Road. Lot #2 has a variance as they do not have the correct frontage. Lot #1 has a shed that is too close to the lot line.

A variance was granted on 12/8/18.

A motion was made Paul Jasek and seconded by Dave Allen to declare the Town of Sullivan Planning Board lead agency and make a negative declaration to the SEQR with no impact. A public hearing will be held on October 5, 2021 at 6:15PM. All in favor.

A motion was made by Sherry Menninger and seconded by John Ceresoli to adjourn the meeting at 8:45PM. All in favor.

Respectfully submitted,